

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **November 23, 2009**

Members Present:

Brad Cornelius-Chairperson/Planning Manager, Aimee Webb-Vice-Chairperson/Development Coordinator, Nicole Stalder-County Engineer, Bill Stevens-Public Works, Rolland Shrewsbury-Environmental Health, Brad Burris-Sumter County Fire, and Kathy Steele-Secretary

The meeting convened at 2:00 p.m.

Approval of Minutes:

Mr. Stevens made a motion to approve the minutes from the November 9, 2009, DRC meeting. Mr. Burris seconded the motion, and the motion carried.

Old Business:

The Oaks at 138th Commercial Subdivision – Major Development – Preliminary/Engineering Plans Review and First Addendum to the Memorandum of Agreement

Property Location: NE side of US Hwy 441/27 on the Marion/Sumter Line – Lady Lake

Jeff Head, Farner Barley & Associates, Inc., and Ed Garn, Character Oaks Real Estate, Inc., representatives for the applicant were present and requested approval for preliminary/engineering plan and first addendum to the Memorandum of Agreement (MOA).

Mrs. Webb's comments consisted of correcting the driveway connections to the west of NE 86th Drive to meet the minimum radii requirements and providing screening along the entire property boundary adjacent to Stone Crest, which must be a minimum of 6' in height at all times. Mr. Head stated the screening already exists.

Mr. Hickey, Mr. Shrewsbury, and Mr. Cornelius had no comments.

Mr. Cornelius introduced Nicole Stalder from Bowyer Singleton, County's new consulting engineer

There was discussion of whether the MOA stated a zero foot setback from road right of way or whether it was changed from twenty-five to fifteen feet. Mrs. Webb confirmed the MOA states fifteen feet from NE 86th Terrace.

There was also discussion of whether stop signs are required at all stop bars. Mr. Stevens and Mrs. Stalder stated their interpretation of standard engineering guidelines required the stop signs at all stop bars. Mrs. Stalder suggested the possibility of locating the signs in the islands if space was an issue.

Mr. Head stated drainage will be located off site on the lot to the east of the property.

Mr. Stevens stated the dedication of NE 138th to Sumter County is forthcoming.

Mrs. Webb made a motion to approve the preliminary/engineering plan and first addendum to the MOA subject to all comments being addressed and revised plans being submitted. Mr. Stevens seconded the motion, and the motion carried.

Meeting adjourned at 2:18 p.m.